

FOR THE MEETING OF: February 21, 2019
AGENDA ITEM: 5.b

TO: Historic Landmarks Commission

THROUGH: Lisa Anderson-Ogilvie, AICP, Deputy Community Development Director and Planning Administrator

FROM: Kimberli Fitzgerald, AICP, Historic Preservation Officer

HEARING DATE: February 21, 2019

CASE NO.: Historic Design Review Case No. HIS19-02

APPLICATION SUMMARY: A proposal to replace antennae on the roof of Capitol Tower.

LOCATION: 388 State Street NE

REQUEST Request: Major Historic Design Review of a proposal to replace six of nine existing antennae on the roof of the Capitol Tower, a historic contributing resource in Salem's Downtown Historic District, located at 388 State Street (Marion County tax lot 073W27AB07200).

APPLICANT(S): Shanin Prusia, Urban Wireless for Verizon

APPROVAL CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Resources

RECOMMENDATION: **APPROVE** with the following **CONDITION:**

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas and associated equipment, shall not exceed the total number and cumulative size of the dishes, antennas and associated equipment currently approved for installation.

BACKGROUND

On January 22, 2019, the applicant submitted materials for a Major Historic Design Review for replacing six (6) of the nine (9) Verizon antennas and associated equipment on the roof of the Capitol Tower. The application was deemed complete for processing on January 24, 2019. A previous Historic Landmarks Commission Decision (HIS14-42) included a Condition of Approval which requires that any future replacement antennas and associated equipment cannot exceed a total of nine (9) antennae on the Capitol Tower and that any future replacement antenna panels shall not exceed the total cumulative size of the existing panels approved for installation (**Attachment D**).

Notice of public hearing was sent by mail to surrounding property owners pursuant to Salem Revised Code (SRC) requirements on January 31, 2019 (**Attachment A**). Public hearing notice was also posted on the property in accordance with the posting provision outlined in SRC 300.620.

The City of Salem Historic Landmarks Commission will hold a public hearing for the case on February 21, 2019 at 5:30 p.m., in Council Chambers, Room 240, located at 555 Liberty Street SE.

The state-mandated 120-day deadline to issue a final local decision, including any local appeals in this case is May 24, 2019, unless an extension is granted by the applicant.

PROPOSAL

The applicant, Verizon, is proposing modifications to the roof of the Capitol Tower which includes the replacement of six (6) of their nine (9) cellular antennas and the addition of associated equipment including three remote radio units and one surge suppressor. Six diplexers will be removed. According to their proposal, the proposed replacement antennas and associated equipment do not exceed the cumulative size of the existing antennas and equipment, and in fact represent a decrease in size (**Attachment C**).

SUMMARY OF RECORD

The following items are submitted to the record and are available upon request: All materials submitted by the applicant and any materials and comments from public agencies, City departments, neighborhood associations, and the public; and all documents referenced in this report.

APPLICANT'S STATEMENT

A request for historic design review must be supported by proof that it conforms to all applicable criteria imposed by the Salem Revised Code. The applicants submitted a written statement, which is included in its entirety as **Attachment C** in this staff report.

Staff utilized the information from the applicant's statements to evaluate the applicant's proposal and to compose the facts and findings within the staff report. Salem Revised Code (SRC) **230.065 General Guidelines for Historic Contributing Resources** are the applicable criteria for evaluation of this proposal.

FACTS & FINDINGS

1. Historic Designation

Under Salem Revised Code (SRC) Chapter 230, no development permit for a designated historic resource shall be issued without the approval of the Historic Landmarks Commission (HLC). The HLC shall approve, conditionally approve, or deny the application on the basis of the projects conformity with the criteria. Conditions of approval, if any, shall be limited to project modifications required to meet the applicable criteria.

According to SRC 230.020(f), historic design review approval shall be granted if the application satisfies the applicable standards set forth in Chapter 230. The HLC shall render its decision supported by findings that explain conformance or lack thereof with relevant design standards, state the facts relied upon in rendering the decision, and explain justification for the decision.

2. Historic Significance

According to nomination documents the Capitol Tower Building was constructed in 1926 by T.A. Livesley, a prosperous hops farmer and the Mayor of Salem at the time of construction. The Capitol Tower is an eleven story commercial building designed by the Portland architect L. L. Dougan, and at the time of construction was Salem's tallest building. (**Attachment B**).

This resource is historic contributing to Salem's Downtown Commercial Historic District and retains a high degree of integrity.

3. Neighborhood and Citizen Comments

The subject property is located within the Central Area Downtown Neighborhood Association (CANDO). Notification of the public hearing was sent to the neighborhood association, all property owners within the Salem Downtown National Register District, and surrounding property owners within 250 feet of the property pursuant to Salem Revised Code (SRC) requirements on January 24, 2019. Notice of public hearing was also posted on the subject property. At the time of writing this staff report, no comments were received from the neighborhood association or from adjoining property owners.

4. City Department and Public Agency Comments

The Building and Safety Division indicates that the applicant must obtain required building permits. The Oregon State Historic Preservation Office has concurred that

there is no adverse effect to the resource as a result of this proposal.

5. Historic Design Review

SRC Chapter 230.065 specifies the standards and guidelines applicable to this project. The applicant is proposing to remove and replace six antennas and associated equipment on the resource (Attachment C). Historic Landmarks Commission staff reviewed the project proposal and has the following findings for the applicable guidelines.

FINDINGS

Criteria 230.065 General Guidelines for Historic Contributing Resources

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Finding: The applicant will be removing and replacing six antennas and associated equipment on the roof of the Capitol Tower. While it is clear that the original building was not constructed for this use, the impact of the antennas has been minimized due to the height of the structure and the placement of the antennas. The installation of the antennas (and associated equipment) will not alter the use of the building, the street access, landscape design, entrance(s), height, footprint, fenestration, or massing of the affected building. Staff recommends that the HLC find that this use is compatible and that this guideline has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

Finding: Staff recommends that the HLC find that there are no historic materials or features proposed for removal, reconstruction, or repair and that Guideline 230.065 (b) is not applicable to the evaluation of this proposal.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

Finding: Staff recommends that the HLC find that there are no distinctive stylistic features proposed for removal, reconstruction, or repair and Guideline 230.065 (c) does not apply to the evaluation of this proposal.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Finding: Staff recommends that the HLC find that there are no historic materials or

features proposed for removal, reconstruction, or repair and that Guideline 230.065 (d) is not applicable to the evaluation of this proposal.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Finding: Staff recommends that the HLC find that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Finding: The replacement of six antennas would not increase the total number of antennas on the roof. The replacement of these antennas and associated equipment will not damage the integrity of the building and, although visible, will not adversely affect the resource, or surrounding historic district. The addition of the equipment will be visible, but the adverse visual impact of the antenna will be minimized due to the height of the building. Staff recommends that the HLC find that the antennas and the addition of associated equipment are compatible with the size and scale of the Capitol Building, and that SRC 230.065(f) has been met.

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Finding: The proposed replacement antennas will not adversely impact or obscure any historic materials. The associated equipment will be installed below the roof parapet and therefore will be screened from view. In 2014, the HLC approved Verizon's proposal to remove and replace four (4) antennas, and associated equipment on the roof of the Capitol Tower. Due to concerns about the cumulative adverse effect resulting from adding more antennas to this resource, the HLC added a condition of approval which limited the total number and cumulative size of antennas and associated equipment. At that time the resource had approximately 33 antennas on the rooftop belonging to various carriers. The HLC has made it clear that their intent is to limit the cumulative adverse impact of too much wireless equipment attached to this historic resource. Therefore, in order to continue to limit the cumulative adverse effect of future wireless modification proposals on this resource, staff recommends that the HLC adopt the following CONDITION of APPROVAL:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas, and associated equipment shall not exceed the total number and cumulative size of the dishes, antennas, and associated equipment currently approved for installation.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

Finding: Staff recommends that the HLC find that the proposal does not include any plans to correct structural deficiencies, and that Guideline 230.065 (h) does not apply to the evaluation of this proposal.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Finding: Staff recommends that the HLC find that the proposal does not include any plans for excavation or regrading, and that Guideline 230.065 (i) does not apply to the evaluation of this proposal.

RECOMMENDATION

Based upon the information presented in the application, plans submitted for review, and findings as presented in this staff report, staff recommends that the Historic Landmarks Commission **APPROVE** the proposal with the following CONDITION:

Condition 1: Any new or replacement communication device(s), including but not limited to dishes, antennas, and associated equipment shall not exceed the total number and cumulative size of the dishes, antennas, and associated equipment currently approved for installation.

DECISION ALTERNATIVES

1. APPROVE the proposal as submitted by the applicant and indicated on the drawings.
2. APPROVE the proposal with conditions to satisfy specific guideline(s).
3. DENY the proposal based on noncompliance with identified guidelines in SRC 230, indicating which guideline(s) is not met and the reason(s) the guideline is not met.

Attachments: A. Hearing Notice and Vicinity Map
B. Excerpt from National Register Historic Resource Document
C. Applicant's Submittal Materials
D. HIS 14-42 Decision

Prepared by Kimberli Fitzgerald, AICP, Historic Preservation Officer

Historic Design Review Case HIS19-02
HLC Meeting of February 21, 2019
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388 State Street.doc



HEARING NOTICE

LAND USE REQUEST AFFECTING THIS AREA

Audiencia Pública

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

CASE NUMBER:	Historic Design Review Case No. HIS19-02
AMANDA APPLICATION NO:	19-103420-DR
HEARING INFORMATION:	<u>Historic Landmarks Commission, Thursday, February 21, 2019, 5:30 P.M., Council Chambers, Room 240, Civic Center</u>
PROPERTY LOCATION:	388 State St, Salem OR 97301
OWNER(S):	Mt Capitol, LLC (Mediah Rogers)
APPLICANT:	Verizon Wireless
REPRESENTATIVE:	Shanin Prusia for Urban Wireless
DESCRIPTION OF REQUEST:	<p>Summary: A proposal to replace antennae on the roof of Capitol Tower.</p> <p>Request: Major Historic Design Review of a proposal to replace six of nine existing antennae on the roof of the Capitol Tower, a historic contributing resource in Salem's Downtown Historic District, located at 388 State Street (Marion County tax lot 073W27AB07200).</p>
CRITERIA TO BE CONSIDERED:	<p><u>MAJOR HISTORIC DESIGN REVIEW</u></p> <p>General Guidelines for Historic Contributing Resources</p> <p>Pursuant to SRC 230.065, an application for a Major Historic Design Review proposing changes to a contributing building or structure may be approved if the proposal conforms to the following guidelines:</p> <p>(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.</p> <p>(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.</p> <p>(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.</p> <p>(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.</p> <p>(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.</p> <p>(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.</p> <p>(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.</p> <p>(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.</p> <p>(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.</p>

HOW TO PROVIDE TESTIMONY:

Any person wishing to speak either for or against the proposed request may do so in person or by representative at the Public Hearing. Written comments may also be submitted at the Public Hearing. Include case number with the written comments. Prior to the Public Hearing, written comments may be filed with the Salem Planning Division, Community Development Department, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Only those participating at the hearing, in person or by submission of written testimony, have the right to appeal the decision.

HEARING PROCEDURE:

The hearing will be conducted with the staff presentation first, followed by the applicant's case, neighborhood organization comments, testimony of persons in favor or opposition, and rebuttal by the applicant, if necessary. The applicant has the burden of proof to show that the approval criteria can be satisfied by the facts. Opponents may rebut the applicant's testimony by showing alternative facts or by showing that the evidence submitted does not satisfy the approval criteria. Any participant may request an opportunity to present additional evidence or testimony regarding the application. A ruling will then be made to either continue the Public Hearing to another date or leave the record open to receive additional written testimony.

Failure to raise an issue in person or by letter prior to the close of the Public Hearing with sufficient specificity to provide the opportunity to respond to the issue, precludes appeal to the Land Use Board of Appeals (LUBA) on this issue. A similar failure to raise constitutional issues relating to proposed conditions of approval precludes an action for damages in circuit court.

Following the close of the Public Hearing a decision will be issued and mailed to the applicant, property owner, affected neighborhood association, anyone who participated in the hearing, either in person or in writing, and anyone who requested to receive notice of the decision.

CASE MANAGER:

Kimberli Fitzgerald, Historic Preservation Officer, City of Salem Planning Division, 555 Liberty Street SE, Room 305, Salem, Oregon 97301. Telephone: 503-540-2397; E-mail: kfitzgerald@cityofsalem.net.

NEIGHBORHOOD ORGANIZATION:

Central Area Neighborhood Development Organization (CAN-DO), Bruce Hoffman, Land Use Chair; Phone 503-781-8542; Email: bruhof@gmail.com.

DOCUMENTATION AND STAFF REPORT:

Copies of the application, all documents and evidence submitted by the applicant are available for inspection at no cost at the Planning Division office, City Hall, 555 Liberty Street SE, Room 305, during regular business hours. Copies can be obtained at a reasonable cost. The Staff Report will be available seven (7) days prior to the hearing, and will thereafter be posted on the Community Development website:

www.cityofsalem.net/notices

ACCESS:

The Americans with Disabilities Act (ADA) accommodations will be provided on request.

NOTICE MAILING DATE:

January 31, 2019

PLEASE PROMPTLY FORWARD A COPY OF THIS NOTICE TO ANY OTHER OWNER, TENANT OR LESSEE.

For more information about Planning in Salem:

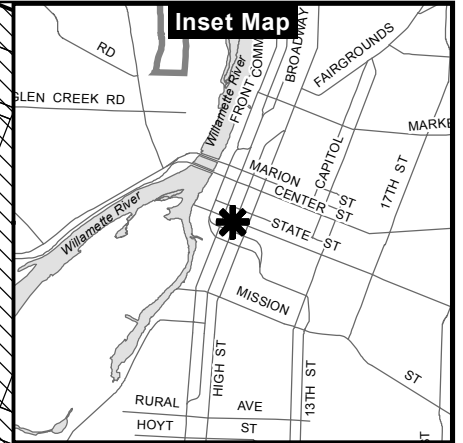
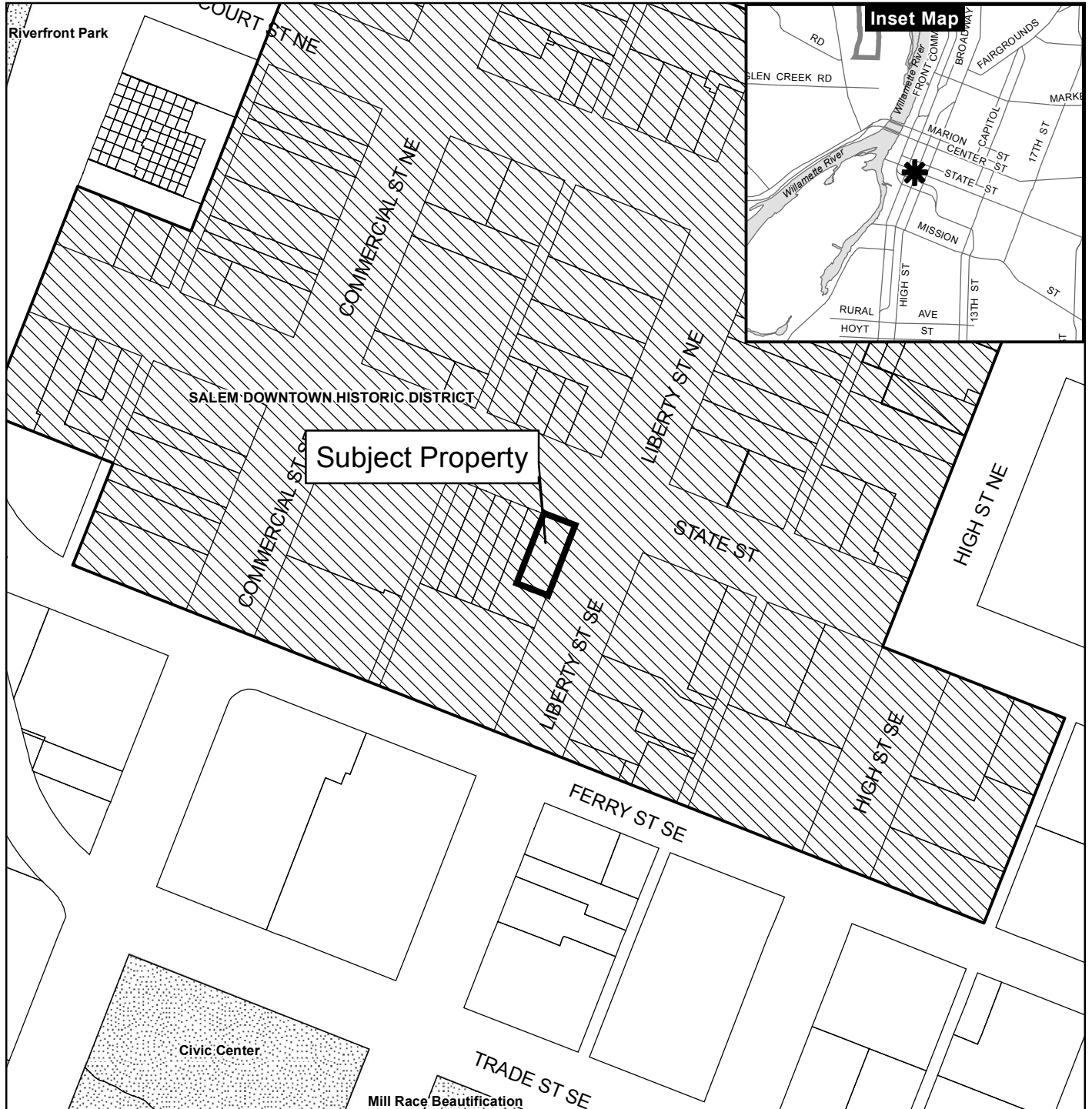
<http://www.cityofsalem.net/planning>

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It is the City of Salem's policy to assure that no person shall be discriminated against on the grounds of race, religion, color, sex, marital status, familial status, national origin, age, mental or physical disability, sexual orientation, gender identity and source of income, as provided by Salem Revised Code Chapter 97. The City of Salem also fully complies with Title VI of the Civil Rights Act of 1964, and related statutes and regulations, in all programs and activities. Disability-related modification or accommodation, including auxiliary aids or services, in order to participate in this meeting or event, are available upon request. Sign language and interpreters for languages other than English are also available upon request. To request such an accommodation or interpretation, contact the Community Development Department at 503-588-6173 at least three business days before this meeting or event.

TTD/TTY telephone 503-588-6439 is also available 24/7

Vicinity Map 388 State Street



Legend

-  Taxlots
-  Urban Growth Boundary
-  City Limits
-  Outside Salem City Limits
-  Historic District
-  Schools
-  Parks

CITY OF Salem
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Community Development Dept.

0 100 200 400 Feet



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United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

388 State Street

Classification: Historic Contributing (Listed in the National Register in 1986)

Historic Name: First National Bank, Old/Capitol Tower

Current Name: Bank of the Cascades

Year of Construction: 1926

Legal Description: 073W27AB07200; Salem Addition from Lots 1 and 2 in Block 34

Owner(s): Salem Gargoyle, LLC
c/o Jennings and Company
Attention: Ted Pikes
POB 70407
Eugene, Oregon 97401

Description: This eleven-story reinforced architectural scored concrete, skyscraper, the tallest building in Salem, was designed by L.L. Dougan. A Commercial style building, it is situated on the southwest corner of State and Liberty streets. It has two primary facades. The north-facing facade is 45 feet wide and comprised of three bays; the east-facing facade is 100 feet wide with seven bays.

Characteristic of the Commercial style, this 145-foot tall building is architecturally divided into three parts: a two-story ground-level section, a seven-story central or shaft section, and the upper two stories. Each of the three sections is architecturally distinctive. A massive two-story arch dominates the ground floor of the north elevation over the main building entryway. The east-facing facade has five two-story arched window bays that echo the entryway arch. The second and third stories are separated by a prominent masonry belt course that is decorated with dentil molding consisting of a series of four different faces that alternate between human and mythological faces.

Four undecorated masonry pilasters extend up from this belt course to the parapet. These pilasters divide the north facade (above the third floor) into three bays. From the fourth to the tenth floors these bays are bisected by narrow engaged columns, which appear to buttress semi-circular arches (two per bay) directly above the tenth-story windows. There are fourteen two-light steel casement windows with transoms in each bay. All the windows are rectangular except the six tenth-story windows that have arched transoms.

The building has elaborate ornamentation on the north and east elevations from the eleventh floor upward to the parapet. The outer bay has a standing human figure with stylized wings surrounding it, bearded human faces in relief, and statuary of griffins at both the northwest and northeast corners of the building. A third such statue is also near the southeast corner. The parapet itself is divided above each bay into three rectangular segments; the center one is somewhat higher and more protruding than the two flanking it. Aside from its longer horizontal dimension and additional bays (seven as opposed to three on the north facade), the east elevation is substantially similar to the north. Recently, an elevated, covered walkway has been extended out from the south facade to connect with a multi-level parking structure.

This building retains its historic integrity and contributes to the character of the downtown district.

History and Significance This building was designed by Portland architect L.L. Dougan, financed by Thomas A. Livesley (through the First National Bank), and constructed in 1926. Three years earlier when the First National Bank was organized, Thomas Livesley, who sat on the bank's board of directors had announced that the directors "would erect as a home for the bank and for other important business institutions in Salem, a modern steel and concrete building on the corner of State and Liberty streets." When completed in 1926, seventy-five percent of available office space was leased, with physicians and dentists predominating as

United States Department of the Interior
National Park Service

National Register of Historic Places

Continuation Sheet

Section number: 7 Salem Downtown Historic District

tenants.¹³¹ The First National Bank occupied the ground floor until the late 1940s when Stevens & Sons Jewelers became tenants through 1982. The building is locally significant for its integrity and physical dominance in the historic district. It is the premiere example of reinforced concrete construction in Salem. The building is also significant for its association with Thomas Livesley, leading hop grower in the Northwest, politician, and Salem entrepreneur.

Thomas A. Livesley was born December 8, 1863, in Ironton, Wisconsin. His father is reputed to be the first person to export hops from Wisconsin to Great Britain. In 1887 Thomas Livesley's father relocated his family to Seattle where he continued in the hops trade. Young Livesley worked in the family hops business until he was thirty-one. In 1894 he began his own hop business in Salem, and came to own one of the largest hop farms in the Northwest.¹³² Additionally, Livesley served as Salem's mayor and filled an unexpired term in the state senate.

Leigh L. Dougan, the Portland architect, grew up in Indiana, studied architecture at the Armour Institute of Technology in Chicago, and spent fourteen years with the Portland, Oregon, firm of Houghtaling & Dougan. In 1925 the firm disbanded; Dougan continued practicing on his own. Dougan became well known for his broad knowledge and use of classical style design elements in his buildings. In addition to Salem's First National Bank, he is credited with the design of the Medical Dental Building in Portland, Oregon, the Oregon State Tuberculosis Hospital in Salem, the Lake Oswego grade school building, the John Day high school, the Jesuit Novitiate in Sheridan, Oregon, and the monastery at the Sanctuary of Our Sorrowful Mother in Portland. Dougan was also known for his sketches in both oil and water colors. During the Great Depression he began a series of illustrations, "Wildlife of the Pacific Northwest."¹³³

¹³¹ John M. Tess, "National Register of Historic Places Inventory-Nomination," First National Bank Building, 1985

¹³² *Ibid.*

¹³³ *Ibid.*

PROPOSAL SUMMARY INFORMATION

DATE: January 18, 2019

APPLICANT: Verizon Wireless
5430 NE 122nd Ave
Portland, OR 97230

REPRESENTATIVE: Urban Wireless Inc.
Shanin Prusia
10376 SE Sunburst Way
Portland, OR 97086

shanin@UrbanWirelessInc.com
Telephone: 503-720-7295
Fax: 503-536-6808

PROPERTY OWNER: Mt Capitol LLC / Mediah Rogers
PO Box 8236
Coburg, OR 97408

REQUEST: Historic Design Review for the replacement of antennas and radio equipment on the rooftop. Modification to an existing site for Verizon Wireless.

SITE DESCRIPTION: 073W27AB/7200

LOCATION: 388 State Street, Salem, OR 97301

Capitol Tower

PROJECT DESCRIPTION

Verizon Wireless seeks to improve coverage for both voice and data in the downtown Salem area. Currently, there is a gap in service and poor call/data quality that is affecting existing customers. Because of the increase in demand of services by customers, Verizon has found these issues need immediate attention and requires a long-term solution.

Verizon Wireless proposes to replace six of nine existing panel antennas mounted on the rooftop of the Capitol Tower building. Currently, all antennas and cabling are painted to match the building. Any replacement equipment would be painted to match as well. Additionally, Verizon proposed to add three remote radio units (RRU) and one surge suppressors (OVP) below the antennas, below the parapet wall so they may be screened from view. In exchange for the new radio units, six diplexers will be removed. Photo simulations have been included with the application to further show that these items will not be seen except from the rooftop itself.

All existing base station equipment is currently located in the basement. There are no changes proposed to the cabinets.

Sec. 230.065. - General guidelines for historic contributing resources.

In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and 230.040, an applicant may make a proposal for preservation, restoration, or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

- (a) Except as otherwise provided in this chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

While the original building was not constructed for this use in 1926, the impact of the replaced antennas are minimized due to the height of the building and their placement in the same locations as previously approved through HIS 14-42. The proposed change does not change the use of the building, access, landscape etc.

- (b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.
- (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.
- (d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

There are no historic materials that will be removed with this antenna replacement.

- (e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

There are no distinctive historic materials or features that have acquired significance in their own rights within the scope of this project.

- (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.

Currently, Verizon has 9 panel antennas located on the rooftop. This application replaces 6 of those existing antennas and retains the other 3 for an overall total of 9-panel antenna. This configuration is in compliance of Condition 1 set forth in HIS14—42. The proposed addition of remote radio units and surge protector will not be visible from the ground as that equipment is very small.

- (g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.
- (h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.
- (i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

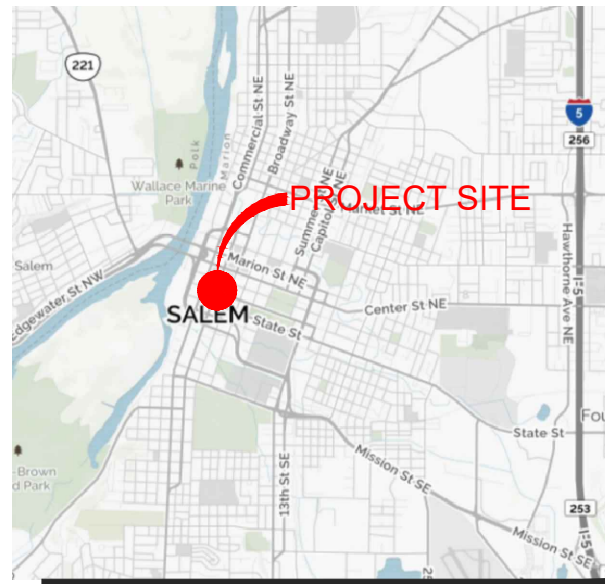
This proposal does not require any structural corrections or any excavation.

**SLM
SALEM HD**
388 STATE STREET
SALEM, OR 97301

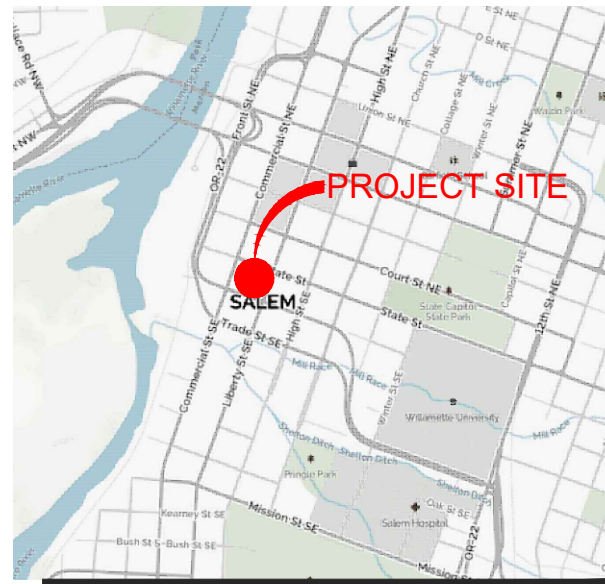


DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

No.	Date	Revision
A	11/20/18	ZONING DRAWINGS
B	12/27/18	100% FINAL ZONING



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE



PROJECT CONTACT LIST

PROPERTY OWNER:
MT CAPITOL LLC
PO BOX 8236
COBURG, OR 97408

APPLICANT:
VERIZON WIRELESS (VAW) LLC
(d/b/a VERIZON WIRELESS)
5430 NE 122ND AVENUE
PORTLAND, OR 97230

IMPLEMENTATION CONTACT:
TOM WALL
VERIZON WIRELESS (VAW) LLC
(d/b/a VERIZON WIRELESS)
185 MAPLE ST
EUGENE, OR 97402
PHONE: (541) 401-0001
tom.wall@verizonwireless.com

A&E CONSULTANT:
RICK MATTESON
ACOM CONSULTING, INC
(d/b/a VERIZON WIRELESS)
SUITE 150
LAKE OSWEGO, OR 97035
PHONE: (425) 209-6723
rick.matteson@acomconsultinginc.com

REAL ESTATE:
SHANIN PRUSIA
URBAN WIRELESS INC.
10376 SE SUNBURST WAY
PORTLAND, OR 97086
PHONE: (503) 720-7295
shanin@urbanwirelessinc.com

ZONING / PERMITTING:
SHANIN PRUSIA
URBAN WIRELESS INC.
10376 SE SUNBURST WAY
PORTLAND, OR 97086
PHONE: (503) 720-7295
shanin@urbanwirelessinc.com

STRUCTURAL ENGINEER:
ROGER T. ALWORTH, S.E.
VECTOR STRUCTURAL ENGINEERING, LLC
651 W GALENA PARK BLVD, SUITE 101
DRAPER, UT 84020
PHONE: 801.990.1775
WWW.VECTORSE.COM

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A-2 ENLARGED SITE PLAN
A-3 PROPOSED AND EXISTING EAST ELEVATIONS
A-3.1 PROPOSED AND EXISTING WEST ELEVATIONS



DRIVING DIRECTIONS

FROM VERIZON WIRELESS OFFICE - PORTLAND, OR:
HEAD SOUTHWEST ON NE 122ND AVE TOWARD NE WHITAKER WAY. TURN RIGHT ONTO NE FREMONT ST. TURN LEFT ONTO NE 102ND AVE. TURN RIGHT TO MERGE ONTO I-84 W/US-30 W TOWARD PORTLAND. MERGE ONTO I-84 W/US-30 W. USE THE LEFT 2 LANES TO TAKE THE EXIT TOWARD SALEM. MERGE ONTO I-5 S. KEEP RIGHT AT THE FORK TO STAY ON I-5 S. FOLLOW SIGNS FOR INTERSTATE 5 S/SALEM. TAKE EXIT 260A FOR OR-99E BUS TOWARD SALEM PKWY. CONTINUE ON OR-99EBUS S. DRIVE TO STATE ST IN SALEM. CONTINUE ONTO OR-99EBUS S/SALEM PKWY. CONTINUE STRAIGHT ONTO COMMERCIAL ST NE. TURN LEFT ONTO STATE ST. DESTINATION WILL BE ON THE RIGHT

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT CONDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES:

OREGON STATE AND LOCAL BUILDING CODES WITH THE FOLLOWING REFERENCE CODE:
2012 IBC, STANDARDS AND AMENDMENTS - 2014 OSSC
2014 IMC, STANDARDS AND AMENDMENTS - 2014 OMSC
2012 IFC, STANDARDS AND AMENDMENTS - 2014 OFC
2012 UPC, STANDARDS AND AMENDMENTS - 2014 OPSC
2014 NEC, STANDARDS AND AMENDMENTS

PROJECT INFORMATION

CODE INFORMATION:
JURISDICTION: CITY OF SALEM
ZONING CLASSIFICATION: CB
CONSTRUCTION TYPE: II-B
OCCUPANCY: UTILITY
PROPOSED BUILDING USE: TELECOM

SITE LOCATION (NAVD88):
GROUND ELEVATION: 153' AMSL
STRUCTURE HEIGHT: 146.0' (TOP OF EXISTING BUILDING PENTHOUSE)

GEODETIC COORDINATES (NAD83):
LATITUDE: 44.939286° (44° 56' 21.42" N)
LONGITUDE: -123.039263° (123° 2' 21.34" W)

LEASE AREA SIZE:
EXISTING

PARCEL SIZE: 0.11 ACRES
PARCEL NUMBER: R89242

SCOPE OF WORK

VERIZON WIRELESS PROPOSES TO REMOVE (6) EXISTING ANTENNAS, RETAIN (3) ANTENNAS AND ADD (6) ANTENNAS FOR A TOTAL OF (9). REMOVE (3) RRU'S AND ADD (6) RRU'S FOR A TOTAL OF (6) RRU'S. REMOVE (6) DIPLEXER'S. ADD (1) HYBRID CABLE FOR A TOTAL OF (3). ADD (1) OVP AND RETAIN (2) OVP'S FOR A TOTAL OF (3) TOWER MOUNTED OVP'S.

APPROVAL / SIGN OFF OF PRELIMINARY CONSTRUCTION DRAWINGS

CONSULTANT GROUP SIGN OFF	DATE	SIGNATURE	VERIZON WIRELESS SIGN OFF	DATE	SIGNATURE
PROJECT MANAGER			RF ENGINEER		
SITE ACQUISITION			IMPLEMENTATION		
CONSTRUCTION MANAGER			OPERATIONS		

VIEWERS SHALL CLEARLY PLACE INITIALS ADJACENT TO EACH REDLINE NOTE AS DRAWINGS ARE BEING REVIEWED

Project Info:
**SLM
SALEM HD**
388 STATE STREET
SALEM, OR 97301

Drawing Title:
COVER SHEET

Project Number:	DWG Start Date:
12/20/18	12/20/18
Drafter/Designer:	Checker:
EG	GS
Project Manager:	Professional of Record:
SP	RTA
Revision No:	Sheet No:
B	T-1

GENERAL NOTES

1. WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, AND REGULATIONS. ALL NECESSARY LICENSES, CERTIFICATES, ETC., REQUIRED BY AUTHORITY HAVING JURISDICTION SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR.
2. ACOM HAS NOT CONDUCTED, NOR DOES IT INTEND TO CONDUCT ANY INVESTIGATION AS TO THE PRESENCE OF HAZARDOUS MATERIAL, INCLUDING, BUT NOT LIMITED TO, ASBESTOS WITHIN THE CONFINES OF THIS PROJECT. ACOM DOES NOT ACCEPT RESPONSIBILITY FOR THE INDEMNIFICATION, THE REMOVAL, OR ANY EFFECTS FROM THE PRESENCE OF THESE MATERIALS. IF EVIDENCE OF HAZARDOUS MATERIALS IS FOUND, WORK IS TO BE SUSPENDED AND THE OWNER NOTIFIED. THE CONTRACTOR IS NOT TO PROCEED WITH FURTHER WORK UNTIL INSTRUCTED BY THE OWNER IN WRITING.
3. ALL MATERIAL FURNISHED UNDER THIS CONTRACT SHALL BE PROPOSED, UNLESS OTHERWISE NOTED. ALL WORK SHALL BE GUARANTEED AGAINST DEFECTS IN MATERIALS AND WORKMANSHIP. THE CONTRACTOR SHALL REPAIR OR REPLACE AT HIS EXPENSE ALL WORK THAT MAY DEVELOP DEFECTS IN MATERIALS OR WORKMANSHIP WITHIN SAID PERIOD OF TIME OR FOR ONE YEAR AFTER THE FINAL ACCEPTANCE OF THE ENTIRE PROJECT, WHICHEVER IS GREATER.
4. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL EXISTING CONDITIONS AND UTILITIES AT THE JOB SITE BEFORE WORK IS STARTED. NO CLAIMS FOR EXTRA COMPENSATION FOR WORK WHICH COULD HAVE BEEN FORESEEN BY AN INSPECTION, WHETHER SHOWN ON THE CONTRACT DOCUMENTS OR NOT, WILL BE ACCEPTED OR PAID.
5. THE GENERAL CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING DIMENSIONS AND CONDITIONS AT THE JOB SITE WHICH COULD AFFECT THE WORK UNDER THIS CONTRACT. ALL MANUFACTURERS RECOMMENDED SPECIFICATIONS, EXCEPT THOSE SPECIFICATIONS HEREIN, WHERE MOST STRINGENT SHALL BE COMPLIED WITH.
6. THE CONTRACTOR SHALL VERIFY AND COORDINATE SIZE AND LOCATION OF ALL OPENINGS FOR STRUCTURAL, MECHANICAL, ELECTRICAL, PLUMBING, CIVIL, OR ARCHITECTURAL WORK.
7. THE CONTRACTOR SHALL VERIFY THAT NO CONFLICTS EXIST BETWEEN THE LOCATIONS OF ANY AND ALL MECHANICAL, ELECTRICAL, PLUMBING, OR STRUCTURAL ELEMENTS, AND THAT ALL REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE ARE MET. NOTIFY THE CONSULTANT OF ANY CONFLICTS. THE CONSULTANT HAS THE RIGHT TO MAKE MINOR MODIFICATIONS IN THE DESIGN OF THE CONTRACT WITHOUT THE CONTRACTOR GETTING ADDITIONAL COMPENSATION.
8. DO NOT SCALE THE DRAWINGS. DIMENSIONS ARE EITHER TO THE FACE OF FINISHED ELEMENTS OR TO THE CENTER LINE OF ELEMENTS, UNLESS NOTED OTHERWISE. CRITICAL DIMENSIONS SHALL BE VERIFIED AND NOTIFY THE CONSULTANT OF ANY DISCREPANCIES.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEAN UP OF ALL TRADES AND REMOVE ALL DEBRIS FROM THE CONSTRUCTION SITE. AT THE COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL THOROUGHLY CLEAN THE BUILDING, SITE, AND ANY OTHER SURROUNDING AREAS TO A BETTER THAN EXISTING CONDITION.
10. THE CONTRACTOR IS RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGE, BREAKAGE, COLLAPSE, ETC. ACCORDING TO APPLICABLE CODES, STANDARDS, AND GOOD CONSTRUCTION PRACTICES.
11. THE CONTRACTOR SHALL MEET ALL OSHA REQUIREMENTS FOR ALL INSTALLATIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO THE EXISTING CONSTRUCTION AND REPAIR ALL DAMAGES TO BETTER THAN PROPOSED CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DAMAGE TO THE BUILDING SITE OR ANY ADJACENT STRUCTURES AROUND THE PROJECT. THE CONSULTANT SHALL BE SOLE AND FINAL JUDGE AS TO THE QUALITY OF THE REPAIRED CONSTRUCTION. ANY ADDITIONAL MODIFICATIONS WHICH MUST BE MADE SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
13. WHERE ONE DETAIL IS SHOWN FOR ONE CONDITION, IT SHALL APPLY FOR ALL LIKE OR SIMILAR CONDITIONS, EVEN THOUGH NOT SPECIFICALLY MARKED ON THE DRAWINGS OR REFERRED TO IN THE SPECIFICATIONS, UNLESS NOTED OTHERWISE.
14. WHERE PROPOSED PAVING, CONCRETE SIDEWALKS OR PATHS MEET EXISTING CONSTRUCTION, THE CONTRACTOR SHALL MATCH THE EXISTING PITCH, GRADE, AND ELEVATION SO THE ENTIRE STRUCTURE SHALL HAVE A SMOOTH TRANSITION.
15. THE CONTRACTOR SHALL MODIFY THE EXISTING FLOORS, WALL, CEILING, OR OTHER CONSTRUCTION AS REQUIRED TO GAIN ACCESS TO AREAS FOR ALL MECHANICAL, PLUMBING, ELECTRICAL, OR STRUCTURAL MODIFICATIONS. WHERE THE EXISTING CONSTRUCTION DOORS, PARTITIONS, CEILING, ETC., ARE TO BE REMOVED, MODIFIED, OR REARRANGED OR WHERE THE EXPOSED OR HIDDEN MECHANICAL, ELECTRICAL, SYSTEMS ARE ADDED OR MODIFIED, THE GENERAL CONTRACTOR SHALL REPAIR, PATCH AND MATCH ALL EXISTING CONSTRUCTION AND FINISHES OF ALL FLOORS WALLS AND CEILINGS. WHERE CONCRETE MASONRY CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL TOOTH IN ALL PROPOSED CONSTRUCTION TO MATCH THE EXISTING BOND. WHERE CONCRETE CONSTRUCTION IS MODIFIED, THE CONTRACTOR SHALL VERIFY THE EXACT DETAILS TO BE USED FOR CONSTRUCTION. ALL WORK SHALL BE COVERED UNDER THE GENERAL CONTRACT.

16. VERIFY ALL EXISTING DIMENSIONS PRIOR TO PERFORMING WORK.
17. VERIFY LOCATION OF ALL BURIED UTILITIES PRIOR TO ANY EXCAVATION.
18. IN RAWLAND CONDITIONS, TOWER FOUNDATION STRUCTURAL STEEL TO BE GROUNDED PRIOR TO CONCRETE POUR. TOWER FOUNDATION STRUCTURAL STEEL TO BE CONNECTED TO PERMANENT GROUND ROD PRIOR TO TOWER ERECTION. TOWER GROUND MUST BE MAINTAINED AT ALL TIMES.
19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING FOR COMMERCIAL POWER IMMEDIATELY UPON AWARD OF CONTRACT. THE GENERAL CONTRACTOR IS REQUIRED TO KEEP ALL DOCUMENTATION RECEIVED FROM THE POWER COMPANY, ACKNOWLEDGING APPLICATION FOR POWER, WRITTEN AND VERBAL DISCUSSIONS WITH THE POWER COMPANY, ETC.
20. THE GENERAL CONTRACTOR SHALL OBTAIN WRITTEN CONFIRMATION OF THE EXPECTED DATE OF COMPLETION OF THE POWER CONNECTION FROM THE POWER COMPANY.
21. IF THE POWER COMPANY IS UNABLE TO PROVIDE THE POWER CONNECTION BY OWNER'S REQUIRED DATE, THE GENERAL CONTRACTOR SHALL PROVIDE AND MAINTAIN A TEMPORARY GENERATOR UNTIL THE POWER COMPANY CONNECTION IS COMPLETED. COSTS ASSOCIATED WITH THE TEMPORARY GENERATOR TO BE APPROVED BY THE OWNER.
22. IF THE GENERAL CONTRACTOR FAILS TO TAKE NECESSARY MEASURES AS DESCRIBED IN NOTES 19, 20 AND 21 ABOVE, THE GENERAL CONTRACTOR SHALL PROVIDE A TEMPORARY GENERATOR AT NO COST TO THE OWNER.
23. PLANS PART OF THIS SET ARE COMPLEMENTARY. INFORMATION IS NOT LIMITED TO ONE PLAN. DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT, WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THEY ARE NOT TO BE USED BY THE OWNER ON OTHER PROJECTS OR EXTENSION TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO THE ARCHITECT. THESE PLANS WERE PREPARED TO BE SUBMITTED TO GOVERNMENTAL BUILDING AUTHORITIES FOR REVIEW FOR COMPLIANCE WITH APPLICABLE CODES AND IT IS THE SOLE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO BUILD ACCORDING TO APPLICABLE BUILDING CODES.
24. IF CONTRACTOR OR SUB-CONTRACTOR FIND IT NECESSARY TO DEVIATE FROM ORIGINAL APPROVED PLANS, THEN IT IS THE CONTRACTOR'S AND THE SUB-CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE ARCHITECT WITH 4 COPIES OF THE PROPOSED CHANGES FOR HIS APPROVAL BEFORE PROCEEDING WITH THE WORK. IN ADDITION THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY APPROVALS FROM THE BUILDING AUTHORITIES FOR THE PROPOSED CHANGES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE RESPONSIBLE FOR PROCURING ALL NECESSARY INSPECTIONS AND APPROVALS FROM BUILDING AUTHORITIES DURING THE EXECUTION OF THE WORK.
25. IN EVERY EVENT, THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS SHALL BE INTERPRETED TO BE A MINIMUM ACCEPTABLE MEANS OF CONSTRUCTION BUT THIS SHALL NOT RELIEVE THE CONTRACTOR, SUB-CONTRACTOR, AND/OR SUPPLIER/MANUFACTURER FROM PROVIDING A COMPLETE AND CORRECT JOB WHEN ADDITIONAL ITEMS ARE REQUIRED TO THE MINIMUM SPECIFICATION. IF ANY ITEMS NEED TO EXCEED THESE MINIMUM SPECIFICATIONS TO PROVIDE A COMPLETE, ADEQUATE AND SAFE WORKING CONDITION, THEN IT SHALL BE THE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE DRAWINGS. FOR EXAMPLE, IF AN ITEM AND/OR PIECE OF EQUIPMENT REQUIRES A LARGER WIRE SIZE (I.E. ELECTRICAL WIRE), STRONGER OR LARGER PIPING, INCREASED QUANTITY (I.E. STRUCTURAL ELEMENTS), REDUCED SPACING, AND/OR INCREASED LENGTH (I.E. BOLT LENGTHS, BAR LENGTHS) THEN IT SHALL BE DEEMED AND UNDERSTOOD TO BE INCLUDED IN THE BID/PROPOSAL. THESE DOCUMENTS ARE MEANT AS A GUIDE AND ALL ITEMS REASONABLY INFERRED SHALL BE DEEMED TO BE INCLUDED.
26. THESE CONTRACT DOCUMENTS AND SPECIFICATIONS SHALL NOT BE CONSTRUED TO CREATE A CONTRACTUAL RELATIONSHIP OF ANY KIND BETWEEN THE ARCHITECT AND THE CONTRACTOR.

LINE/ANTENNA NOTES

1. ALL THREADED STRUCTURAL FASTENERS FOR ANTENNA SUPPORT ASSEMBLES SHALL CONFORM TO ASTM A307 OR ASTM A36. ALL STRUCTURAL FASTENERS FOR STRUCTURAL STEEL FRAMING SHALL CONFORM TO ASTM A325. FASTENERS SHALL BE 5/8" MIN. DIA. BEARING TYPE CONNECTIONS WITH THREADS EXCLUDED FROM THE PLANE. ALL EXPOSED FASTENERS, NUTS, AND WASHERS SHALL BE GALVANIZED OTHERWISE NOTED. CONCRETE EXPANSION ANCHORS SHALL BE HILTI KWIK BOLTS UNLESS OTHERWISE NOTED. ALL ANCHORS INTO CONCRETE SHALL BE STAINLESS STEEL.
2. NORTH ARROW SHOWN ON PLANS REFERS TO TRUE NORTH. CONTRACTOR SHALL VERIFY MAGNETIC NORTH AND NOTIFY CONSULTANT OF ANY DISCREPANCY BEFORE STARTING CONSTRUCTION.
3. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
4. THOROUGHLY REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS.
5. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID SHARP BENDS. ALL BENDS TO BE A MIN. OF 8" RADIUS.
6. FOR GROUNDING TO BUILDING FRAME AND HATCH PLATE GROUND BARS. USE A TWO-BOLT HOLE NEMA DRILLED CONNECTOR SUCH AS T&B 32007 OR APPROVED EQUAL.
7. FOR ALL EXTERNAL GROUND CONNECTIONS, CLAMPS AND CADWELDS, APPLY A LIBERAL PROTECTIVE COATING OR AN ANTI-OXIDE COMPOUND SUCH AS "NO-OXIDE A" BY DEARBORN CHEMICAL COMPANY.
8. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY THERMO-WELDING. USE ERICO T-319 GALVANIZING BAR/COLD GALVANIZING PAINT.
9. SEAL ALL CONDUIT PENETRATIONS INTO MODULAR BUILDING WITH A SILICONE SEALANT AND ALL CONDUIT OPENINGS.
10. ANTENNAS AND COAX TO BE PROVIDED BY VERIZON WIRELESS, CONTRACTOR TO COORDINATE DELIVERY.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

No.	Date	Revision
A	11/20/18	ZONING DRAWINGS
B	12/27/18	100% FINAL ZONING



PROJECT INFORMATION

1. THIS IS AN UNMANNED FACILITY AND RESTRICTED ACCESS EQUIPMENT AND WILL BE USED FOR THE TRANSMISSION OF RADIO SIGNALS FOR THE PURPOSE OF PROVIDING PUBLIC CELLULAR SERVICE.
2. VERIZON WIRELESS CERTIFIES THAT THIS TELEPHONE EQUIPMENT FACILITY WILL BE SERVICED ONLY BY VERIZON WIRELESS EMPLOYEE SERVICE PERSONNEL FOR REPAIR PURPOSES ONLY. THIS FACILITY IS UNOCCUPIED AND NOT DESIGNED FOR HUMAN OCCUPANCY THUS IT IS NOT OPEN TO THE PUBLIC.
3. THIS FACILITY WILL CONSUME NO UNRECOVERABLE ENERGY.
4. NO POTABLE WATER SUPPLY IS TO BE PROVIDED AT THIS LOCATION.
5. NO WASTE WATER WILL BE GENERATED AT THIS LOCATION.
6. NO SOLID WASTE WILL BE GENERATED AT THIS LOCATION.
7. VERIZON WIRELESS MAINTENANCE CREW (TYPICALLY ONE PERSON) WILL MAKE AN AVERAGE OF ONE TRIP PER MONTH AT ONE HOUR PER VISIT.

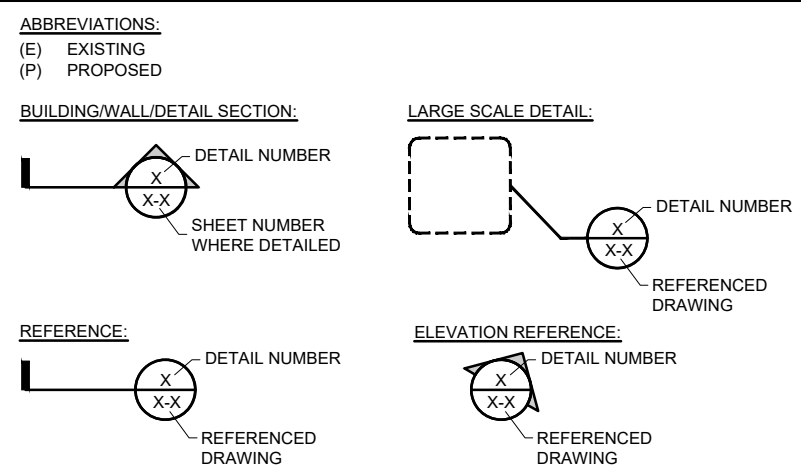


Project Info: **SLM SALEM HD**
388 STATE STREET
SALEM, OR 97301

Drawing Title: **GENERAL NOTES AND SYMBOLS**

Project Number:	DWG Start Date:
Drafter/Designer:	Checker:
EG	GS
Project Manager:	Professional of Record:
SP	RTA
Revision No:	Sheet No:
B	T-2

LEGEND



IMPORTANT NOTICE

THE EXISTING CONDITIONS REPRESENTED HEREIN ARE BASED ON VISUAL OBSERVATIONS AND INFORMATION PROVIDED BY OTHERS. ACOM CONSULTING CANNOT GUARANTEE THE CORRECTNESS NOR COMPLETENESS OF THE EXISTING CONDITIONS SHOWN AND ASSUMES NO RESPONSIBILITY THEREOF. CONTRACTOR AND HIS SUB-CONTRACTORS SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS AS REQUIRED FOR PROPER EXECUTION OF PROJECT. REPORT ANY CONFLICTS OR DISCREPANCIES TO THE CONSULTANT PRIOR TO CONSTRUCTION.

NOTE:
 ALL EXISTING CONDITIONS REFLECTED IN DRAWINGS ARE DERIVED FROM PREVIOUS AS-BUILT DRAWINGS, SURVEY (IF AVAILABLE), AERIAL IMAGES, PHOTOS AND FIELD VERIFIED DATA.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

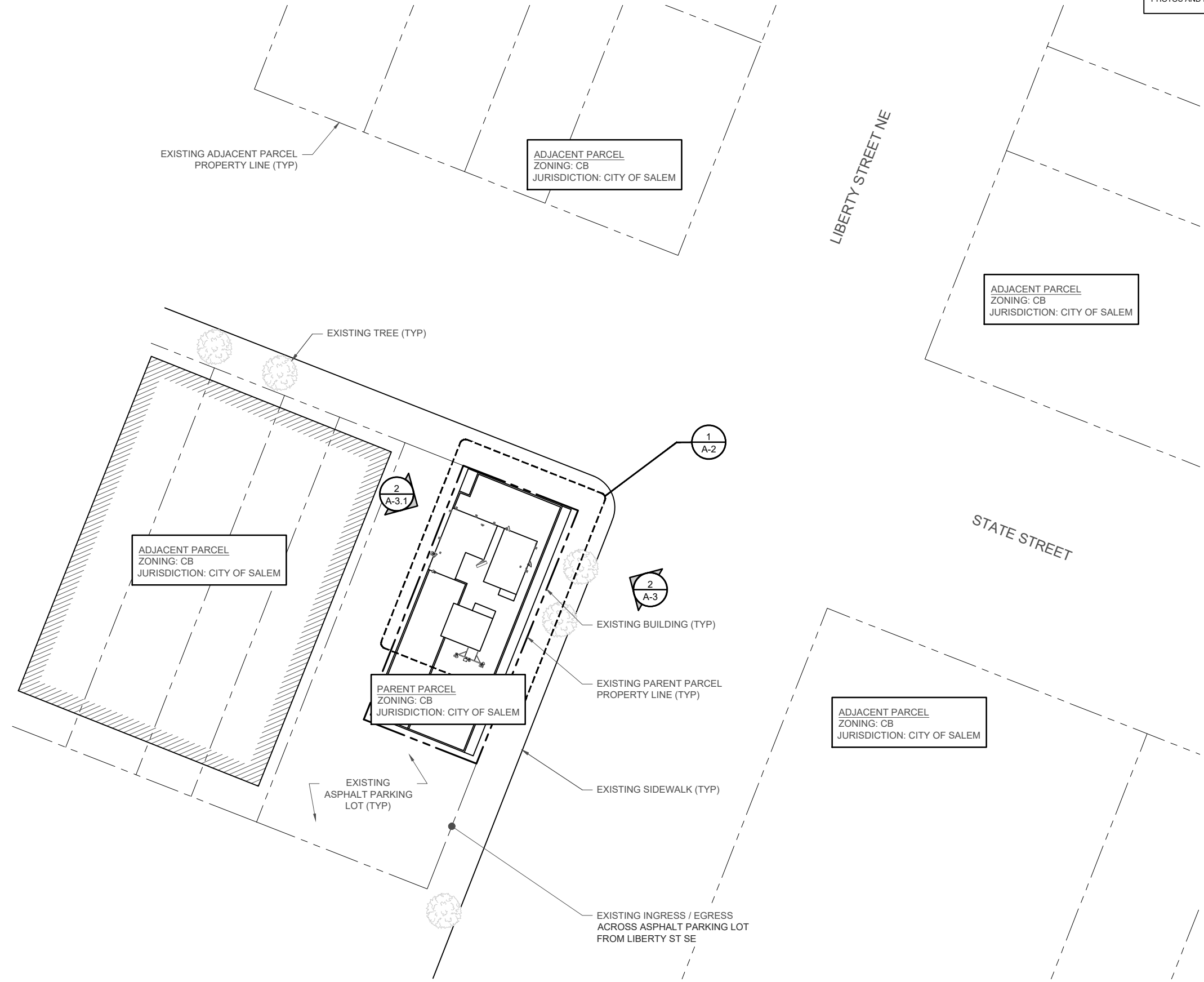
No.	Date	Revision
A	11/20/18	ZONING DRAWINGS
B	12/27/18	100% FINAL ZONING



Project Info:
SLM SALEM HD
 388 STATE STREET
 SALEM, OR 97301

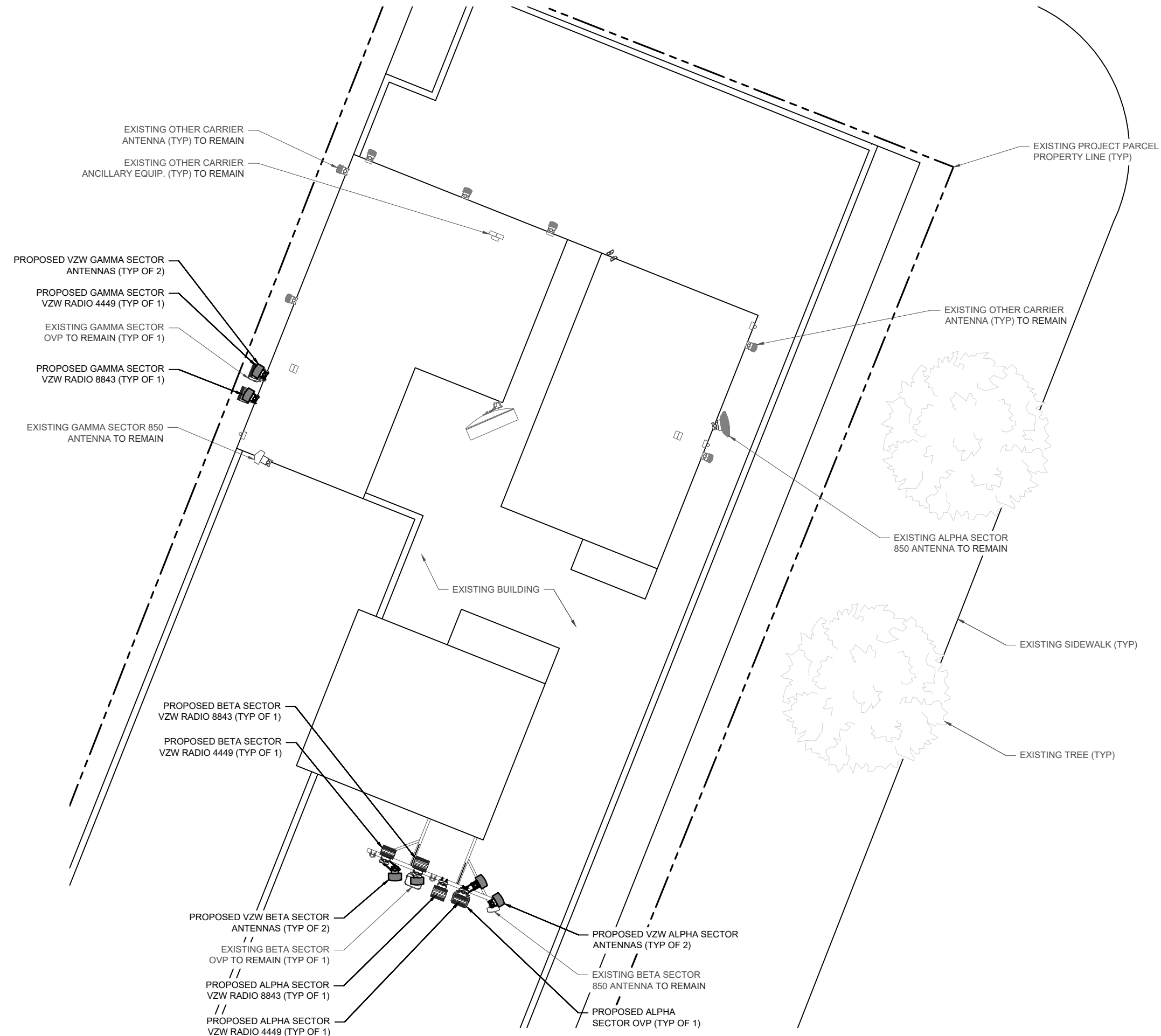
Drawing Title:
OVERALL SITE PLAN

Project Number:	DWG Start Date:
Drafter/Designer:	Checker:
EG	GS
Project Manager:	Professional of Record:
SP	RTA
Revision No:	Sheet No:
B	A-1



22"x34" SCALE: 1" = 20'-0"
 11"x17" SCALE: 1" = 40'-0"

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.



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A	11/20/18	ZONING DRAWINGS
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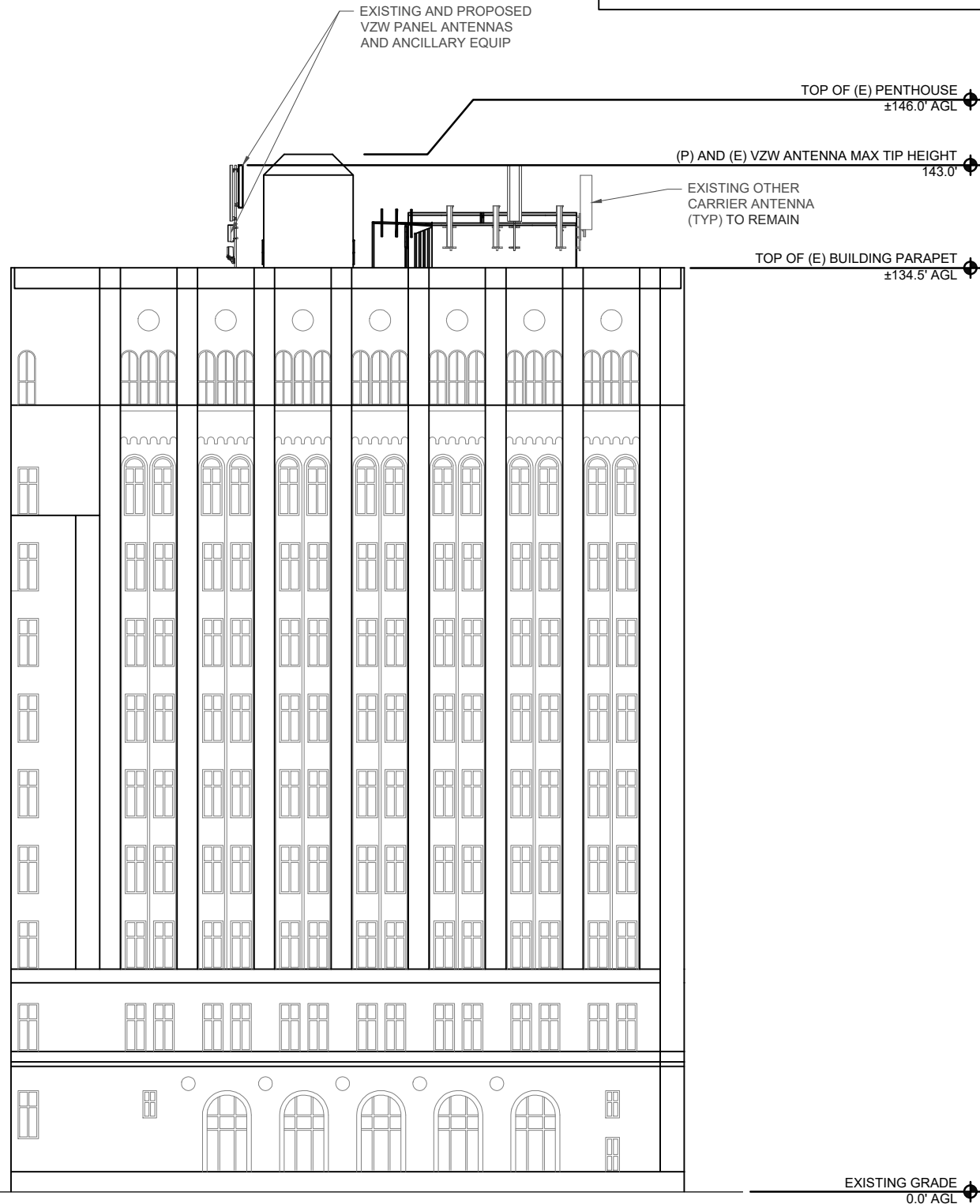
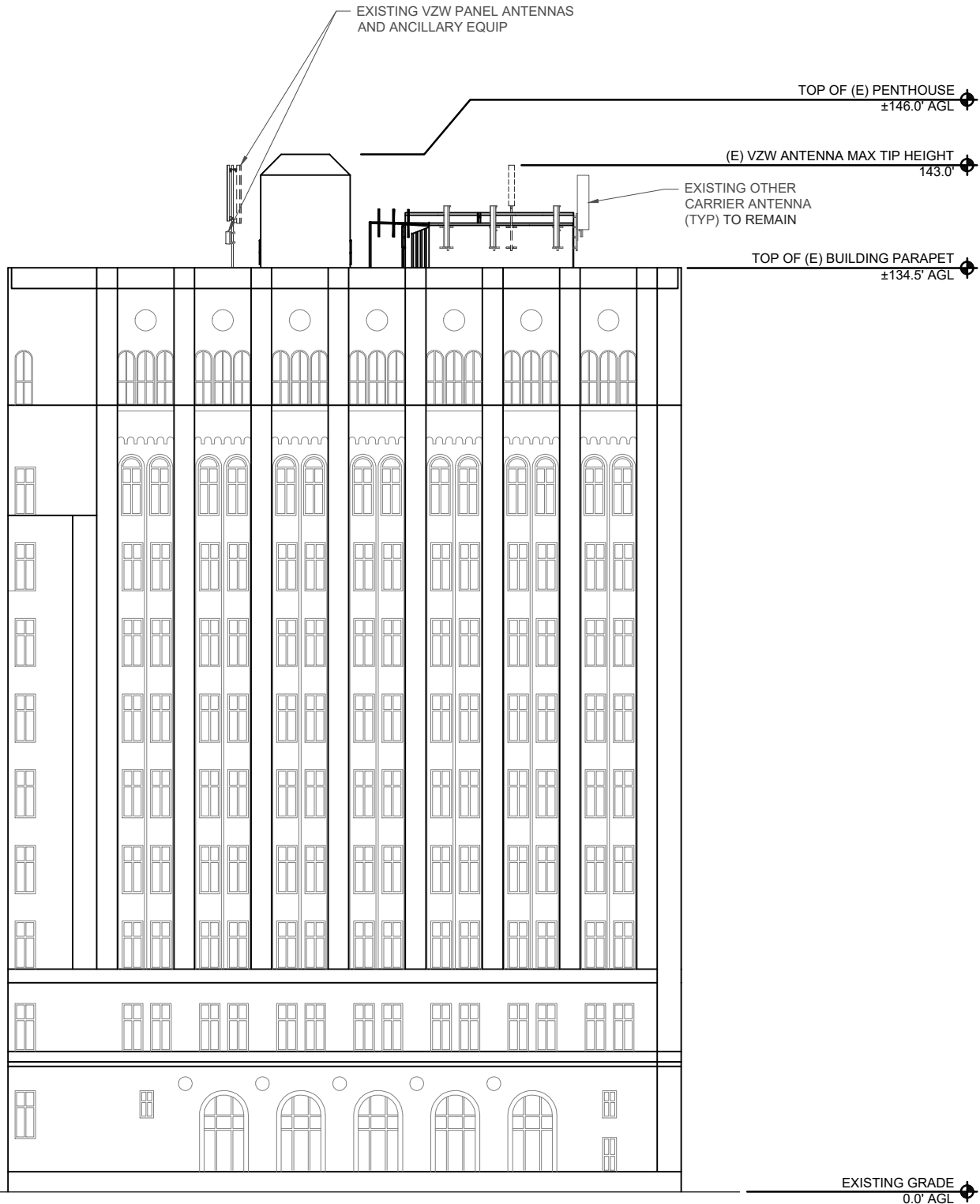
Project Info:
SLM SALEM HD
 388 STATE STREET
 SALEM, OR 97301

Drawing Title:
ENLARGED SITE PLAN

Project Number:	DWG Start Date:
Drafter/Designer:	Checker:
EG	GS
Project Manager:	Professional of Record:
SP	RTA
Revision No:	Sheet No:
B	A-2

22"x34" SCALE: 1/4" = 1'-0"
 11"x17" SCALE: 1/8" = 1'-0"





NOTES:

- NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
- PROPOSED MOUNTING HARDWARE, CABLING, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH IF REQUIRED. VERIFY PAINT COLOR WITH LANDLORD AND/OR VERIZON REPRESENTATIVE.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.

No.	Date	Revision
A	11/20/18	ZONING DRAWINGS
B	12/27/18	100% FINAL ZONING



Project Info:

SLM SALEM HD
388 STATE STREET
SALEM, OR 97301

Drawing Title:

EXISTING AND PROPOSED ELEVATIONS

Project Number:	DWG Start Date:
Drafter/Designer:	Checker:
EG	GS
Project Manager:	Professional of Record:
SP	RTA
Revision No:	Sheet No:

B A-3

22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



EXISTING EAST ELEVATION 2

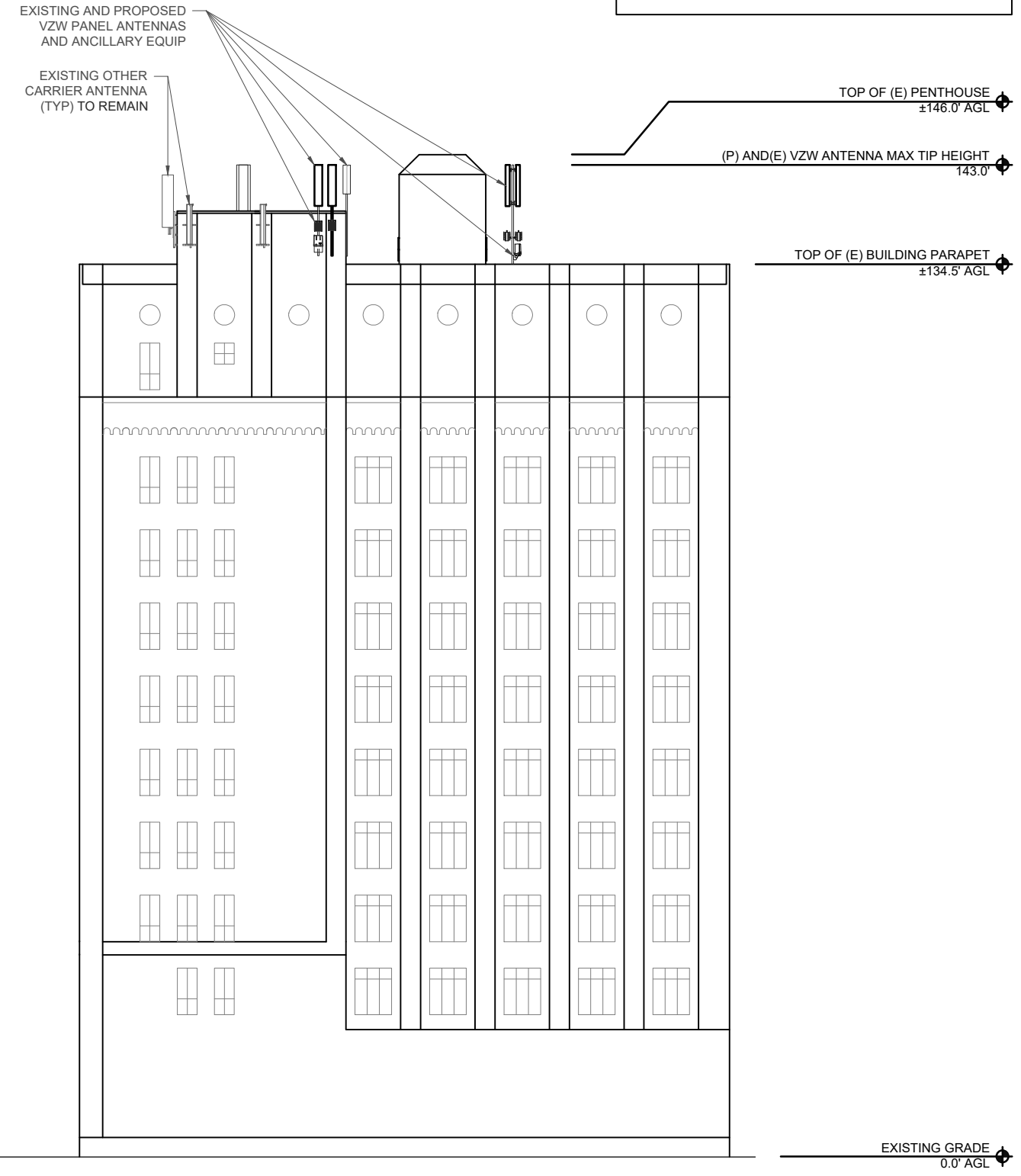
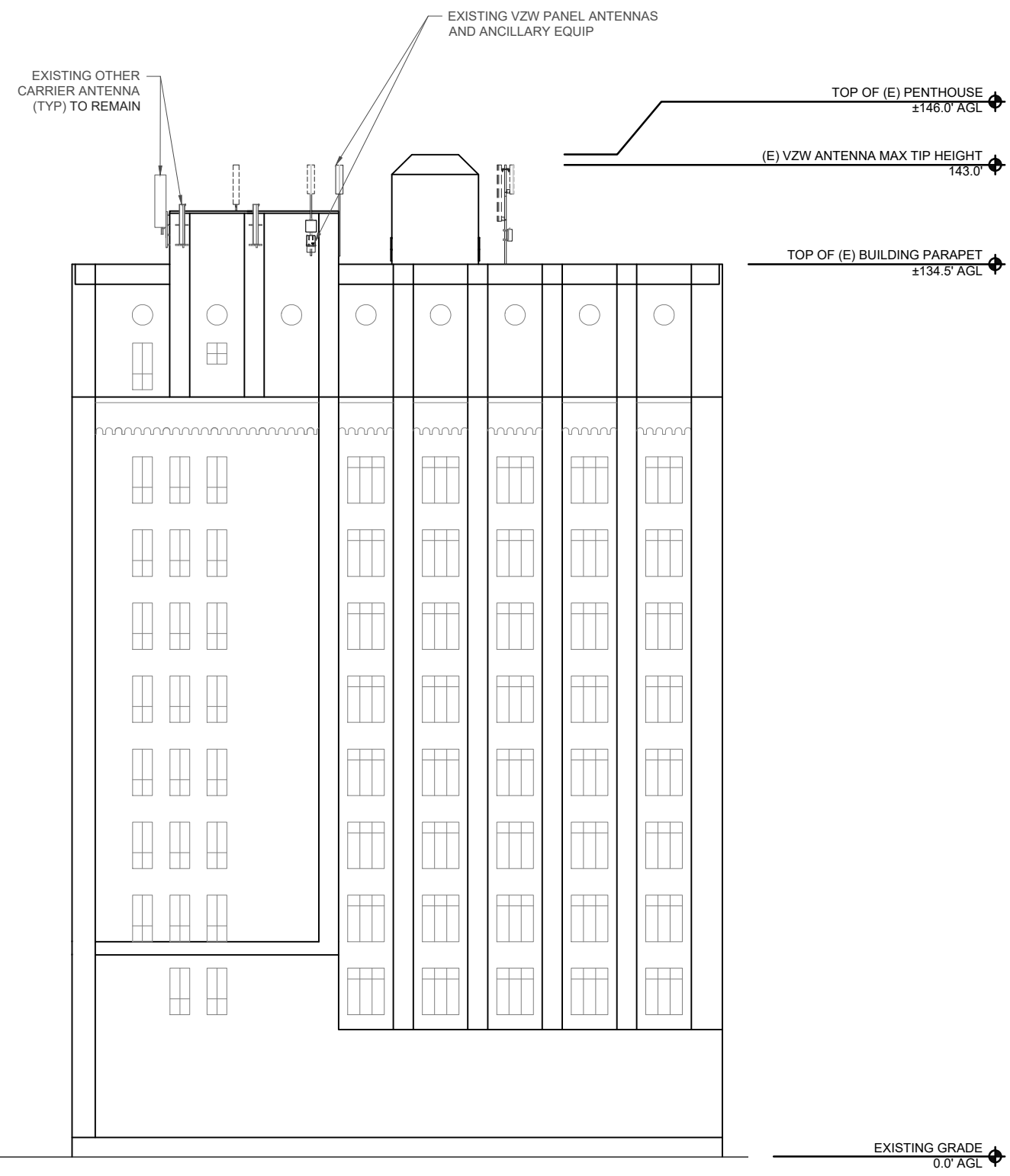
22"x34" SCALE: 3/32" = 1'-0"
11"x17" SCALE: 3/64" = 1'-0"



PROPOSED EAST ELEVATION 1

- NOTES:**
1. NO WORK SHALL COMMENCE WITHOUT AN APPROVED STRUCTURAL ANALYSIS. THE CONTRACTOR SHALL REVIEW THE APPROVED STRUCTURAL ANALYSIS AND NOTIFY THE E.O.R. IF ANY MODIFICATIONS ARE REQUIRED OF STRUCTURAL MEMBERS OR APPURTENANCES PRIOR TO INSTALLATION OF ANTENNAS, ANCILLARY EQUIPMENT OR CABLING.
 2. PROPOSED MOUNTING HARDWARE, CABLING, ANCILLARY EQUIPMENT AND ANTENNAS ARE TO BE PAINTED TO MATCH IF REQUIRED. VERIFY PAINT COLOR WITH LANDLORD AND/OR VERIZON REPRESENTATIVE.

DO NOT SCALE DRAWINGS. CONTRACTOR MUST VERIFY ALL DIMENSIONS AND ADVISE CONSULTANTS OF ANY ERRORS OR OMISSIONS. NO VARIATIONS OR MODIFICATIONS TO WORK SHOWN SHALL BE IMPLEMENTED WITHOUT PRIOR WRITTEN APPROVAL. ALL PREVIOUS ISSUES OF THIS DRAWING ARE SUPERSEDED BY THE LATEST REVISION. ALL DRAWINGS AND SPECIFICATIONS REMAIN THE PROPERTY OF ACOM CONSULTING.



No.	Date	Revision
A	11/20/18	ZONING DRAWINGS
B	12/27/18	100% FINAL ZONING



Project Info:
SLM SALEM HD
 388 STATE STREET
 SALEM, OR 97301

Drawing Title:
EXISTING AND PROPOSED ELEVATIONS

Project Number:	DWG Start Date:
Drafter/Designer:	Checker:
EG	GS
Project Manager:	Professional of Record:
SP	RTA
Revision No:	Sheet No:

B A-3.1

22"x34" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"



EXISTING WEST ELEVATION 2

22"x34" SCALE: 3/32" = 1'-0"
 11"x17" SCALE: 3/64" = 1'-0"



PROPOSED WEST ELEVATION 1

SLM Salem

Address: 388 STATE STREET
SALEM, OR 97301



This document is conceptual and informational only. Visual impacts will be affected by location and visibility of observer

Urban Wireless Inc.

- Antenna Location
- View 1- Looking East
- View 2 - Looking North East
- View 3 - Looking West



Before - Looking East



After - Looking East



This document is conceptual and informational only. Visual impacts will be affected by location and visibility of observer

Urban Wireless Inc.

Tip Height of Proposed Antenna: +/- 146.0'
Existing Building Height: 146.0'

Project Description:
Removing (5) existing antennas, retaining (3) existing antennas and adding (6) new antennas to existing wireless site



Before - Looking North East



After - Looking North East



This document is conceptual and informational only. Visual impacts will be affected by location and visibility of observer

Urban Wireless Inc.

Tip Height of Proposed Antenna: +/- 146.0'
Existing Building Height: 146.0'

Project Description:
Removing (5) existing antennas, retaining (3) existing antennas and adding (6) new antennas to existing wireless site



Before - Looking West



After - Looking West



This document is conceptual and informational only. Visual impacts will be affected by location and visibility of observer

Urban Wireless Inc.

Tip Height of Proposed Antenna: +/- 146.0'
Existing Building Height: 146.0'

Project Description:
Removing (5) existing antennas, retaining (3) existing antennas and adding (6) new antennas to existing wireless site

Si necesita ayuda para comprender esta informacion, por favor llame 503-588-6173

DECISION OF THE SALEM HISTORIC LANDMARKS COMMISSION

CASE NO. Historic Review Case No. HIS14-42 / AMANDA No. 14-119285-DR

NOTICE OF DECISION DATE: January 21, 2015

REQUEST: Major Historic Design Review of a proposal to remove and replace four existing antennas and associated equipment on the roof of the Capitol Tower (1926), a historic contributing building within Salem's Downtown Historic District, in the CB (Central Business District) zone, and located at 388 State Street (Marion County Assessor's Map and Tax Lot number: 073W27AB/7200).

OWNER/APPLICANT: Shanin Prusia for Verizon Wireless
QA Enterprises (Roger Yost)

LOCATION: 388 State Street (Marion County Assessor map and tax lot numbers: 073W27AB/7200)

CRITERIA: Salem Revised Code (SRC) Chapter 230
230.065 General Guidelines for Historic Contributing Buildings

FINDINGS: Based upon the application materials, the facts and findings in the Staff Report dated January 15, 2014 incorporated herein by reference, and testimony provided at the Public Hearing of January 15, 2014, the Historic Landmarks Commission (HLC) finds that the applicant adequately demonstrated that the proposal complies with the applicable provisions of the Salem Revised Code (SRC) as follows:

Criteria: 230.065. General Guidelines for Historic Contributing Resources. In lieu of the standards for historic contributing buildings set forth in SRC 230.025 and SRC 230.040, an applicant may make a proposal for preservation, restoration or rehabilitation activity, regardless of type of work, which shall conform to the following guidelines:

- (a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration or massing.
- (b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods rather than restored.
- (c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.
- (d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.
- (e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

NOTICE OF DECISION

PLANNING DIVISION
555 LIBERTY ST. SE, RM 305
SALEM, OREGON 97301
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CITY OF Salem
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- (f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource.
- (g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged or destroyed.
- (h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.
- (i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift or fail, or have a similar effect on adjacent historic resources.

Findings:

(a) Except as otherwise provided in this Chapter, the property shall be used for its historic purpose, or for a similar purpose that will not alter street access, landscape design, entrance(s), height, footprint, fenestration, or massing.

Findings:

The HLC finds that while it is clear that the original building was not constructed for this use, the impact of the antennae has been minimized due to the height of the structure and the placement of the antennae. The installation of the antennae (and associated equipment) will not alter the use of the building, the street access, landscape design, entrance(s), height, footprint, fenestration, or massing of the affected building. The HLC finds that this use is compatible and that Guideline 230.065 (a) has been met.

(b) Historic materials, finishes and distinctive features shall, when possible, be preserved and repaired according to historic preservation methods, rather than restored.

(c) Distinctive stylistic features or examples of skilled craftsmanship significance shall be treated with sensitivity.

(d) Historic features shall be restored or reconstructed only when supported by physical or photographic evidence.

Findings:

HLC finds that there are no distinctive historic materials or features proposed for removal, reconstruction, or repair and that Guidelines 230.065 (b)(c) and (d) do not apply.

(e) Changes that have taken place to a historic resource over the course of time are evidence of the history and development of a historic resource and its environment, and should be recognized and respected. These changes may have acquired significance in their own right, and this significance should be recognized and respected.

Findings:

HLC finds that there are no distinctive historic materials or features that have acquired significance in their own right within the scope of this project and that SRC 230.065 (e) does not apply to this proposal.

(f) Additions and alterations to a historic resource shall be designed and constructed to minimize changes to the historic resource

(g) Additions and alterations shall be constructed with the least possible loss of historic materials and so that significant features are not obscured, damaged, or destroyed.

Findings:

The HLC finds that the replacement of four antennae would not increase the total number of antennae on the roof and the width of the proposed new antennae will be significantly smaller. The HLC finds that overall, the proposed antennae will be reduced in size by 9.1 inches (19.9%), reducing their cumulative adverse impact on the resource. However, the HLC finds that there is a potential cumulative adverse effect resulting from adding more antennae to the roof of the Capitol Tower. In order to better meet Guideline SRC 230.065(f), the HLC proposes to attach a condition of approval limiting size and number of any future panels (i.e. shall not exceed a total of nine and total cumulative size of the existing panels currently approved for installation).

The HLC finds that the replacement by these four new antennae and associated equipment will not damage the integrity of the building and, although visible, will not adversely affect the resource, or surrounding historic district. The addition of the equipment will be visible, but will be minimized due to the height of the building, minimizing the adverse visual impact due to their addition. Provided a condition is attached, limiting cumulative adverse effect, the HLC find that the antennae and the addition of associated equipment are compatible with the size and scale of the Capitol Tower, and that SRC 230.065(f) and (g) have been met.

(h) Structural deficiencies in a historic resource shall be corrected without visually changing the composition, design, texture or other visual qualities.

(i) Excavation or re-grading shall not be allowed adjacent to or within the site of a historic resource which could cause the foundation to settle, shift, or fail, or have a similar effect on adjacent historic resources.

Findings:

The HLC finds that the proposal does not include any plans to correct structural deficiencies or excavation and regrading, and that Guidelines 230.065 (h) and (i) do not apply to this proposal.

DECISION: The Historic Landmark Commission voted to adopt the Staff Recommendation contained in the Staff Report and Supplemental Staff Report dated January 15, 2014, and **APPROVES** the proposal, subject to the following **CONDITION:**

- 1) **Condition 1.** In order to limit the cumulative adverse effect of the installation of new antennae on this historic resource and the surrounding site, future installation of antennae by this applicant shall not exceed a total of nine antennae on the Capitol Tower. Any future replacement antenna panels shall not exceed the total cumulative size of the existing panels currently approved for installation.

VOTE: YES 5 NO 0 ABST 0 Absent 2 (Carmichael, Larson)



Andrew Hendrie, Chair
Historic Landmarks Commission

Prepared by Kimberli Fitzgerald, Historic Preservation Officer *KF*

The rights granted by this decision must be exercised by February 6, 2017 or this approval shall be null and void.

A copy of the complete Case File is available for review at the Planning Division office during regular business hours. Please contact the Case Manager, Kimberli Fitzgerald, by email: kfitzgerald@cityofsalem.net, or phone: 503-540-2397.

Application Deemed Complete: December 17, 2014
Notice of Decision Mailing Date: January 21, 2015
Decision Effective Date: February 6, 2015
State Mandated Decision Date: April 20, 2015

This decision is final unless written appeal from an aggrieved party is filed with the City of Salem Planning Division, Room 305, 555 Liberty Street SE, Salem OR 97301, **no later than February 5, 2015, 5:00 p.m.** Any person who presented evidence or testimony for the hearing may appeal the decision. The appeal must state where the decision failed to conform to the provisions of the historic preservation ordinance, SRC Chapter 230. The appeal must be filed in duplicate with the City of Salem Planning Division. The appeal fee must be paid at the time of filing. If the appeal is untimely and/or lacks the proper fee, the appeal will be rejected. The Salem Hearings Officer will review the appeal at a public hearing. After the hearing, the Hearings Officer may amend, rescind, or firm the action, or refer the matter to staff for additional information.